

RESOLUTION NO. SACRA 13-02-19-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE SAN JUAN CAPISTRANO REDEVELOPMENT AGENCY ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD FROM JULY 1, 2013, THROUGH DECEMBER 31, 2013, AND AUTHORIZING CERTAIN OTHER ACTIONS PURSUANT TO CALIFORNIA HEALTH & SAFETY CODE SECTION 34181(g)

WHEREAS, the San Juan Capistrano Community Redevelopment Agency ("Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law, Health & Safety Code Section 33000, et seq., which was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of San Juan Capistrano ("City"); and,

WHEREAS, Assembly Bill X1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies ("Dissolution Act"); and,

WHEREAS, on December 29, 2011, in the petition California Redevelopment Association v. Matosantos, Case No. S194861, the California Supreme Court upheld the Dissolution Act and thereby all redevelopment agencies in California were dissolved as of and on February 1, 2012, under the dates in the Dissolution Act that were reformed and extended thereby; and,

WHEREAS, the Agency is now a dissolved redevelopment agency pursuant to the Dissolution Act; and,

WHEREAS, by a resolution considered and approved by the City Council at an open public meeting the City chose to become and serve as the successor agency to the dissolved Agency under the Dissolution Act; and,

WHEREAS, as of and on and after February 1, 2012, the City Council serves and acts as the "Successor Agency" and will perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and,

WHEREAS, Assembly Bill 1484, enacted on June 27, 2012, made certain amendments to the Dissolution Act, including with respect to the process for adopting Recognized Obligation Payment Schedules; and,

WHEREAS, pursuant to Section 34171(h) of the Dissolution Act, a "Recognized Obligation Payment Schedule" means the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each six-month fiscal period as provided in subdivisions (l) and (m) of Section 34177 of the Dissolution Act; and,

WHEREAS, pursuant to subdivisions (l) and (m) of Section 34177 of the Dissolution Act, staff of the City, acting on behalf of the Successor Agency, has prepared the Recognized

Obligation Payment Schedule for the period covering July 1, 2013, through December 31, 2013, (ROPS 13-14A), in the form attached to this Resolution as Exhibit A and incorporated herein by this reference; and,

WHEREAS, pursuant to Section 34177(l)(2)(B) of the Dissolution Act, staff of the City, acting on behalf of the Successor Agency, is required to provide notice of the Oversight Board's consideration of the ROPS 13-14A, along with the ROPS and the staff report submitted to the Oversight Board, to the County Administrative Officer, the Orange County Auditor-Controller, the State Controller's Office, and the State Department of Finance, concurrently with the posting of the Agenda for the Oversight Board's consideration of the ROPS 13-14A; and,

WHEREAS, the Successor Agency now desires to approve the ROPS 13-14A, ratify all actions taken by City staff to prepare the ROPS 13-14A, and transmit the ROPS 13-14A to the Oversight Board for its consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE SUCCESSOR AGENCY OF THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The foregoing Recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

Section 2. The Successor Agency hereby approves the ROPS 13-14A in the form attached to this Resolution as Exhibit A, which is incorporated herein by this reference.

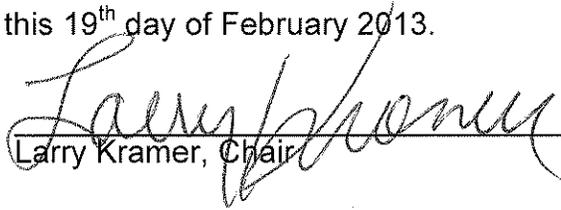
Section 3. The Successor Agency hereby authorizes the Executive Director and/or the Finance Officer of the City, acting on behalf of the Successor Agency, or their authorized designees, to make such augmentations, modifications, additions or revisions as they may deem appropriate.

Section 4. The Executive Director or her authorized designees are directed to transmit the approved ROPS to the Oversight Board, the County Administrative Officer, the County Auditor-Controller, the State Controller's Office, and the State Department of Finance, and to cause the approved ROPS to be posted on the City's website, all in accordance with Section 34177(l)(2)(C) of the Dissolution Act, and take other actions necessary to obtain approval of the ROPS from the Oversight Board and the State Department of Finance.

Section 5. This Resolution shall take effect immediately upon adoption.

Section 6. The Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 19th day of February 2013.


Larry Kramer, Chair

ATTEST:


Maria Morris, Agency Secretary

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF SAN JUAN CAPISTRANO)

I, MARIA MORRIS, appointed Agency Secretary of the Board of Directors of the Successor Agency to the San Juan Capistrano Community Redevelopment Agency, do hereby certify that the foregoing **Resolution No. SACRA 13-02-19-01** was duly adopted by the City Council of the City of San Juan Capistrano at a Regular meeting thereof, held the 19th day of February 2013, by the following vote:

AYES: BOARD MEMBERS: Allevato, Byrnes, and Chair Kramer
NOES: BOARD MEMBERS: None
ABSENT: BOARD MEMBERS: Reeve
RECUSED: BOARD MEMBERS: Taylor


MARIA MORRIS, Agency Secretary

EXHIBIT A

to Successor Agency Resolution No. 13-02-19-01

Recognized Payment Obligation Schedule

July 1, 2013 through December 31, 2013

(Attached)

SUCCESSOR AGENCY CONTACT INFORMATION

Successor Agency

ID: **208**
County: **Orange**
Successor Agency: **San Juan Capistrano**

Primary Contact

Honorific (Ms, Mr, Mrs)	Ms.
First Name	Cindy
Last Name	Russell
Title	Finance Officer
Address	32400 Paseo Adelanto
City	San Juan Capistrano
State	CA
Zip	92675
Phone Number	949-443-6301
Email Address	crussell@sanjuancapistrano.org

Secondary Contact

Honorific (Ms, Mr, Mrs)	Ms.
First Name	Michelle
Last Name	Bannigan
Title	Assistant Finance Director
Phone Number	949-443-6307
Email Address	mbannigan@sanjuancapistrano.org

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Filed for the July 1, 2013 to December 31, 2013 Period

Name of Successor Agency: **SAN JUAN CAPISTRANO (ORANGE)**

Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$60,293,282
Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$1,798,776
B Enforceable Obligations Funded with RPTTF	\$2,129,110
C Administrative Allowance Funded with RPTTF	\$125,000
D Total RPTTF Funded (B + C = D)	\$2,254,110
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$4,052,886
F Enter Total Six-Month Anticipated RPTTF Funding	\$2,254,110
G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$0

Prior Period (July 1, 2012 through December 31, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))

H Enter Estimated Obligations Funded by RPTTF (<i>lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed</i>)	\$0
I Enter Actual Obligations Paid with RPTTF	\$0
J Enter Actual Administrative Expenses Paid with RPTTF	\$0
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$0
L Adjustment to RPTTF (D - K = L)	\$2,254,110

Certification of Oversight Board Chairman:

Pursuant to Section 34177(m) of the Health and Safety code,

I hereby certify that the above is a true and accurate Recognized

Obligation Payment Schedule for the above named agency.

Laura S. Freese

Chairwoman

Name

Title

/s/ Laura S. Freese

2/20/2013

Signature

Date

SAN JUAN CAPISTRANO (ORANGE)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
 July 1, 2013 through December 31, 2013

Oversight Board Approval Date: February 27, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Funding Source					
									Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six Month Total
1	1997 Subordinated Taxable Tax Allocation Bonds	5/6/1997	8/1/2017	Bank of New York	Affordable Housing Projects	Central	\$60,293,282	\$5,870,598	\$197,912	\$1,545,864	\$125,000	\$2,129,110	\$55,000	\$4,052,886
2	1998 Tax Allocation Refunding Bonds	6/24/1998	8/1/2016	U.S. Bank, N.A.	Advance Refunding of the 1991 Tax Allocation Bonds	Central	859,672	175,572	0	0	0	152,709	0	152,709
3	2008 Tax Allocation Bonds, Series A	6/3/2008	8/1/2033	U.S. Bank, N.A.	Finance Agency Projects in the Central Project Area consistent with the Redevelopment Plan	Central	2,050,998	514,584	0	0	0	479,958	0	479,958
4	2008 Tax Allocation Bonds, Series B (Taxable)	6/3/2008	8/1/2033	U.S. Bank, N.A.	Finance Agency Affordable Housing Projects	Central	13,354,403	661,869	0	0	0	483,384	0	483,384
5	Tax Allocation Bond Reserve Set-Aside (See Notes)			Not Applicable	Reserve set aside for August 1, 2013 debt service payment - H&S Code Section 3417(b)		0	0	0	797,864	0	(797,864)	0	0
6	OPA Fluidmaster	6/17/1997	6/30/2019	Fluidmaster, Inc.	Elimination of Blight/Economic Development	Central	274,760	40,000	0	0	0	40,000	0	40,000
7	OPA Capistrano Volkswagen	4/13/2001	6/30/2020	Miles Brandeis	Elimination of Blight/Business Retention	Central	251,283	35,000	0	0	0	0	35,000	35,000
8	OPA-Sierra Vista	6/1/2001	6/30/2023	Sierra Vista Partners	Elimination of Blight/Economic Development	Central	22,577	6,800	0	0	0	6,800	0	6,800
9	Agreement -TCAG Ford	10/19/2010	3/1/2038	Turtle Creek Automotive Group (TCAG, Inc.)	Elimination of Blight/Business Retention	Central	1,841,492	150,000	0	0	0	150,000	0	150,000
10	Agreement-OC Chrysler	1/1/2011	6/30/2031	Chrysler Group Financial Co., LLC	Elimination of Blight/Economic Development	Central	1,503,273	170,000	0	0	0	85,000	0	85,000
11	Lower Roan Ranch - Loan Payable (See Notes)	7/6/2011	7/6/2016	Farmer's & Merchants Bank	Property Acquisition/Economic Development	Central	4,320,230	397,553	0	0	0	198,776	0	198,776
12	Knoshita Acquisition - Note Extension (interest payments through March 1, 2021)	2/28/2011	3/1/2021	Knoshita Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Central	5,639,688	215,405	0	0	0	107,703	0	107,703
13	Knoshita Acquisition - Note Extension (interest payments through March 1, 2021)	2/28/2011	3/1/2021	Bobby Knoshita Investment Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Central	5,875,556	224,414	0	0	0	112,207	0	112,207
14	Knoshita Note Principal Payment Set-aside	2/28/2011	3/1/2021	See Items 12-13 above	Reserve set aside for March 1, 2021 principal payment on both notes - 57,996,697.	Central	0	1,000,000	0	0	0	311,619	0	311,619
15	Cooperation Agreement - Capistrano Pointe (See Notes)	5/3/1985	6/30/2026	City of San Juan Capistrano	Developer Assistance/Affordable Housing	Central	1,500,747	500,000	0	0	0	250,000	0	250,000
16	Tax Anticipation Agreement (See Notes)	1/20/1988	6/30/2026	City of San Juan Capistrano	Elimination of Blight/Economic Development	Central	3,210,359	250,000	0	0	0	125,000	0	125,000
17	Trails Acquisition - Loan Agreement	10/7/1998		City of San Juan Capistrano	Property Acquisition/Elimination of Blight	Central	0	0	0	0	0	0	0	0
18	Administration Loan Agreement	6/1/2004		City of San Juan Capistrano	Administration/Project Costs	Central	0	0	0	0	0	0	0	0
19	OPA - Paseo De Verdugo (See notes)	2/17/2009	6/30/2014	26755 Verdugo, LLC	Elimination of Blight/Economic Development	Central	748,000	748,000	0	748,000	0	0	0	748,000
20	The Groves Affordable Housing	8/3/2010		MM Design Group	Land Planning and Environmental Svcs.	Central	157,041	0	157,041	0	0	0	0	157,041
21	Downtown Master Plan	2/11/2010	6/30/2011	Perkowski & Ruth, DBA Studio One Eleven	Land Planning and Environmental Svcs.	Central	3,936	0	3,936	0	0	0	0	3,936
22	Del Obispo/Camino Capistrano Imp.	6/14/2011	5/1/2012	RBF Consulting	Engineering Services - Camino Capistrano	Central	2,258	0	2,258	0	0	0	0	2,258
23	Del Obispo/Camino Capistrano Imp.	6/16/2011	5/1/2012	RBF Consulting	Engineering Services - Forster Street	Central	1,900	0	1,900	0	0	0	0	1,900
24	I. Sierra/Rancho Viejo Rd. Improvements (CRA Share)	11/16/2010	5/1/2012	Peterson-Chase	Intersection Improvements	Central	0	0	0	0	0	0	0	0
25	Ortega Highway Sidewalk Expansion	12/7/2010	Completed (See Notes)	Boghusian Engineering	Engineering Services	Central	0	0	0	0	0	0	0	0
26	The Groves Affordable Housing	6/6/2011	Completed (See Notes)	Scientific Resource Survey	Archaeological Services	Central	4,825	0	4,825	0	0	0	0	4,825
27	The Groves Affordable Housing	6/23/2011		Leighton & Associates	Soils Testing	Central	12,952	0	12,952	0	0	0	0	12,952
28	Administrative Cost Allowance	5/2/2012		City of San Juan Capistrano	3% allowance for administrative costs incurred.	Central	0	0	0	125,000	0	0	0	125,000
29	Administrative Costs from other sources			Various Vendors	Section 3417(b) - Costs from other sources - Bond Administration, postage, audits, etc.	Central	0	0	0	0	0	0	10,000	10,000
30	Downtown Master Plan/The Groves - Specific Project Implementation	5/2/2012		City of San Juan Capistrano	Section 3417(b) - staff time for project management and inspection	Central	0	0	15,000	0	0	0	0	15,000
31	Property Maintenance			Various Vendors	Section 3417(b) - cost of maintaining assets prior to disposition	Central	0	0	0	0	0	0	5,000	5,000
32	Legal Costs associated with assets, obligations and property.	8/20/1991		Stradling, Tocca, Carlson & Raath	Section 3417(b) - cost of maintaining assets prior to disposition	Central	0	0	0	0	0	0	5,000	5,000
33	Personal Services Agreement	6/7/2011	6/30/2014	MDM Associates	Rental Subsidy Program Management	Central	43,155	43,155	0	0	0	21,578	0	21,578
34	Personal Services Agreement	6/7/2011	6/30/2014	MDM Associates	Little Hollywood Program Management	Central	125,940	0	0	0	0	0	0	0
35	Rental Subsidy Agmt	12/1/2008	12/1/2013	Gulab Bhatia	Rental Subsidy Program	Central	23,576	15,984	0	0	0	7,992	0	7,992
36	Rental Subsidy Agmt	5/1/2011	6/1/2016	Vince Hughes ****	Rental Subsidy Program	Central	51,294	16,356	0	0	0	8,178	0	8,178
37	Rental Subsidy Agmt	5/1/2011	5/1/2016	H. Kashiari	Rental Subsidy Program	Central	38,828	13,704	0	0	0	6,852	0	6,852
38	Rental Subsidy Agmt	12/1/2006	12/1/2013	Kahedi	Rental Subsidy Program	Central	0	0	0	0	0	0	0	0
39	Rental Subsidy Agmt	6/1/2009	6/1/2014	Tom McCorkell	Rental Subsidy Program	Central	10,373	10,373	0	0	0	5,658	0	5,658

SAN JUAN CAPISTRANO (ORANGE)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
 July 1, 2013 through December 31, 2013

Oversight Board Approval Date: February 27, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Funding Source						
									Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six Month Total	
40	Rental Subsidy Agmt	7/1/2008	7/1/2013	Lorna Webber	Rental Subsidy Program	Central	0	0	0	0	0	0	0	0	0
41	Rental Subsidy Agmt	5/1/2011	5/1/2016	Stacey Kennedy	Rental Subsidy Program	Central	0	0	0	0	0	0	0	0	0
42	Rental Subsidy Agmt	12/1/2010	12/1/2015	Angel Alaniz	Rental Subsidy Program	Central	9,024	9,024	0	0	0	9,024	0	9,024	0
43	Rental Subsidy Agmt	6/24/2011	12/31/2016	Mr. Meadows***	Rental Subsidy Program	Central	39,039	14,396	0	0	0	7,098	0	7,098	0
44	Rental Subsidy Agmt	12/1/2010	12/1/2020	Carol Etlin	Rental Subsidy Program	Central	0	0	0	0	0	0	0	0	0
45	Little Hollywood Rental		Completed (See Notes)	Various Vendors	Various maintenance costs to maintain rental housing funded by rents - utilities, plumbing, electrical, landscaping, cleaning, repairs, pest control, possessory interest tax, etc.	Central	0	0	0	0	0	0	0	0	0

SAN JUAN CAPISTRANO [ORANGE]
Pursuant to Health and Safety Code section 34186 (a)
PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (BOPS II)
July 1, 2012 through December 31, 2012

Item #	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMI#		Bond Proceeds		Reserve Balance		Admin Allowance		BPTIF		Other	
					Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
pg 1.1	1991 Subordinated Taxable Tax Allocation Bonds	Bank of New York	Affordable Housing Projects	Central												
pg 1.2	1996 Tax Allocation Refunding Bonds	U.S. Bank N.A.	Advance Refunding of the 1991 Tax Allocation Bonds	Central												
pg 1.3	2008 Tax Allocation Bonds, Series A (Teaball)	U.S. Bank N.A.	Finance Agency Projects in the Central Project Area consistent with the Redevelopment Plan	Central												
pg 1.4	2008 Tax Allocation Bonds, Series B (Teaball)	U.S. Bank N.A.	Finance Agency Affordable Housing Projects	Central												
pg 1.5	CPA Fluidmaster	Fluidmaster, Inc.	Elimination of Blight/Economic Development	Central												
pg 1.6	CPA Capistrano Volkswagen	Miles Drabbin	Elimination of Blight/Economic Development	Central												
pg 1.7	CPA Sierra Vista	Sierra Vista Partners	Elimination of Blight/Economic Development	Central												
pg 1.8	Agreement TCAO Ford	Tulsa Clock Automotive Group (TCAO, Inc.)	Elimination of Blight/Economic Development	Central												
pg 1.9	Agreement OC Chrysler	Chrysler Group Realty Co., LLC	Elimination of Blight/Economic Development	Central												
pg 1.10	Lower Rosam Ranch - Loan Payable	Farmers & Merchants Bank	Property Acquisition/Economic Development	Central												
pg 1.11	Kinoshita Acquisition - Note Extension	Kinoshita Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Central												
pg 1.12	Kinoshita Acquisition - Note Extension	Bodie Kinoshita Investment Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Central												
pg 2.1	Cooperation Agreement - Capistrano Points	City of San Juan Capistrano	Developer Assistance/Affordable Housing	Central												
pg 4.1	Administrative Costs - Agency Support Staff	City of San Juan Capistrano	Costs incurred by City for staff time in support of Agency activities	Central												
pg 4.2	Little Hollywood Rental	Various Vendors	Costs incurred by City for staff time in support of Affordable Housing activities	Central												
pg 4.3	Administrative Cost Allowance	City of San Juan Capistrano	3% allowance for Administrative costs incurred	Central												
pg 4.4	Legal Services Agreement dated August 20, 1991	Stratling, Yocca, Carlson, and Rauch	Legal Services - Redevelopment activities	Central												
pg 4.5	Personal Services Agreement dated February 5, 1997	Woodruff, Spradlin, and Smart	Legal Services - Redevelopment activities	Central												
pg 4.6	Personal Services Agreement dated May 3, 2011	Rogers, Anderson, Malody, and Scott	Audit Services - FY ended June 30, 2012	Central												
pg 4.7	Personal Services Agreement dated June 7, 2011	MEM Associates	Rental Subsidy Program Management	Central												
pg 4.8	Personal Services Agreement dated June 7, 2011	MEM Associates	Little Hollywood Program Management	Central												
pg 4.9	Rental Subsidy Agmt Dec. 2008-Dec 2013	Giulio Ghella	Rental Subsidy Program	Central												
pg 4.10	Rental Subsidy Agmt Sept. 2011-June 2016	Vince Hughes ****	Rental Subsidy Program	Central												
pg 4.11	Rental Subsidy Agmt - May 2011 - May 2016	H. Kashani	Rental Subsidy Program	Central												
pg 4.12	Rental Subsidy Agmt - June 2009-June 2014	Tom McCorkell	Rental Subsidy Program	Central												
pg 4.13	Rental Subsidy Agmt - July 2008 - July 2013	Lorna Webber	Rental Subsidy Program	Central												
pg 4.14	Rental Subsidy Agmt - May 2011 - May 2016	Stacey Kennedy	Rental Subsidy Program	Central												
pg 4.15	Rental Subsidy Agmt - Dec. 2010 - Dec. 2015	Angel Altanz	Rental Subsidy Program	Central												
pg 4.16	Rental Subsidy Agmt - Oct. 2008 - Oct. 2013	Mr. Meadows	Rental Subsidy Program	Central												
pg 4.17	Rental Subsidy Agmt - Dec. 2010-Dec. 2020	Carol Elin	Rental Subsidy Program	Central												
pg 4.18	Little Hollywood Rental	Various Vendors	Various maintenance costs to maintain rental housing funded by rents - utilities, plumbing, electrical, landscaping, cleaning, repairs, pest control, possession interest tax, etc.	Central												
pg 4.30	Misc. Administrative Costs	Various Vendors	Various admin costs to maintain minimal existing activities, incl bond administration, postage, etc.	Central												

SAN JUAN CAPISTRANO (ORANGE)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)
July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
1	1997 Subordinated Taxable Tax Allocation Bonds	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013.
2	1998 Tax Allocation Refunding Bonds	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013.
3	2008 Tax Allocation Bonds, Series A	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013.
4	2008 Tax Allocation Bonds, Series B (Taxable)	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013.
5	Tax Allocation Bond Reserve Set-Aside (See Notes)	The set-aside reserve is for the August 1, 2013 debt service payment - H&S Code Section 34171(b). Based on actual RPTTF received for the ROPS III period (January - June 2013) and the expected RPTTF for the ROPS 13-14A (July - December 2013), \$410,778 is expected to be set-aside during the ROPS III period and used to make bond payments during the ROPS 13-14A period.
6	OPA-Fluidmaster	The total obligation is the amount expected to be outstanding as of June 30, 2013. \$40,000 approved on ROPS III, is not expected to be paid until August 2013. The agreement end date is upon complete payment of the obligation. As instructed by DOF staff an estimated end date has been provided.
7	OPA-Capistrano Volkswagen	the total obligation is the amount expected to be outstanding as of June 30, 2013. The payment due for this period is \$35,000 and is expected to be offset by amounts owed by the dealership to the Successor Agency. The agreement end date is upon complete payment of obligation. As instructed by DOF staff an estimated date has been included.
8	OPA-Sierra Vista	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013. \$6,800 was approved on ROPS III, however is not expected to be paid until August 2013. The agreement end date is upon complete payment of obligation. As instructed by DOF staff an estimated date has been included.
9	Agreement-TCAG Ford	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013.
10	Agreement-OC Chrysler	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013.
11	Lower Rosan Ranch - Loan Payable (See Notes)	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013.
12	Kinoshita Acquisition - Note Extension (interest payments through March 1, 2021)	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013.
13	Kinoshita Acquisition - Note Extension (interest payments through March 1, 2021)	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013.
14	Kinoshita Note Principal Payment Set-aside	This amount has an \$7,996,697 principal payment due March 1, 2021. Therefore, the amount set-aside plus an additional each ROPS period must be set-aside to make this payment on March 1, 2021.
15	Cooperation Agreement - Capistrano Pointe (See Notes)	Total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013.
16	Tax Anticipation Agreement (See Notes)	Total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013.
17	Trulis Acquisition - Loan Agreement	The City/Agency loan has been previously disallowed. It is requested to remain anticipating the Finding of Completion to be received and the approval of the loan amount to be paid pursuant to Health and Safety Code (HSC) Section 34191.4(b).
18	Administration Loan Agreement	The City/Agency loan has been previously disallowed. It is requested to remain anticipating the Finding of Completion to be received and the approval of the loan amount to be paid pursuant to Health and Safety Code (HSC) Section 34191.4(b).
19	OPA - Paseo De Verdugo (See notes)	\$1,248,000 approved on ROPS III to be paid from reserves. However, this was an estimate only. It is now expected that \$748,000 of the amount approved to be paid from reserves will be paid during the ROPS 13-14A period from reserves. The completion date is unknown, however is projected to be during FY 2013/14.
20	The Groves Affordable Housing	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013.
21	Downtown Master Plan	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013.
22	Del Obispo/Camino Capistrano Imp.	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013.
23	Del Obispo/Camino Capistrano Imp.	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013.
24	J. Serra/Rancho Viejo Rd. Improvements (CRA Share)	Project completed - Obligation paid off.
25	Ortega Highway Sidewalk Expansion	Project completed - Obligation paid off.
26	The Groves Affordable Housing	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013. The agreement is valid until services are no longer needed. Therefore, the termination date is unknown and has not been included.
27	The Groves Affordable Housing	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013. The agreement is valid until services are no longer needed. Therefore, the termination date is unknown and has not been included.
28	Administrative Cost Allowance	Staff time provided pursuant to the Agreement for the Reimbursement of Costs approved by the Oversight Board on May 2, 2012, (Resolution 12-05-02-01). This amount represents the one-half of the minimum \$250,000 administrative cost allowance to be funded from RPTTF. The agreement continues until services are no longer needed. Therefore, the termination date is unknown and has not been included.
29	Administrative Costs from other sources	Administrative costs (estimated) - bond administration, audit costs, postage, etc. to be paid from other sources - HSC Section 34171(b). The funding source is interest and rental income. These costs will continue until dissolution is completed. Therefore the termination date is unknown and has not been included.
30	Downtown Master Plan/The Groves - Specific Project Implementation	Specific Project Implementation expected during this period. Project management costs for The Groves and the Downtown Master Plan - HSC Section 34171(b). The funding source is bond proceeds. The Agreement for Reimbursement continues until dissolution is completed. Therefore the termination date is unknown and has not been included.
31	Property Maintenance	Property maintenance cost (estimated) - cost to maintain property prior to disposition - HSC Section 34171(b). The funding source is interest and rental income. These costs will continue until dissolution is completed. Therefore the termination date is unknown and has not been included.
32	Legal Costs associated with assets, obligations and property.	Legal costs associated with property, assets, and enforceable obligations (estimated) - HSC Section 34171(b). The funding source is interest and rental income. The Agreement is valid until services are no longer needed. Therefore, the termination is unknown and has not been included.
33	Personal Services Agreement	Rental Subsidy Program management contract, an approved enforceable obligation retained by the Successor Agency, was previously paid for with Low-and-Moderate Income Housing (LMIHF) Fund reserves. However, the retention of LMIHF reserves was denied for the cost from July 1, 2013 through June 30, 2014 which is the end of the obligation. Therefore, this obligation is now funded from RPTTF.
34	Personal Services Agreement	The Little Hollywood rental housing program management contract now paid by the San Juan Capistrano Housing Authority.
35	Rental Subsidy Agmt	This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF.

SAN JUAN CAPISTRANO (ORANGE)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)
July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
36	Rental Subsidy Agmt	This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF.
37	Rental Subsidy Agmt	This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF.
38	Rental Subsidy Agmt	This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF.
39	Rental Subsidy Agmt	This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF.
40	Rental Subsidy Agmt	This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF.
41	Rental Subsidy Agmt	This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF.
42	Rental Subsidy Agmt	This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF.
43	Rental Subsidy Agmt	This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF.
44	Rental Subsidy Agmt	This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF.
45	Little Hollywood Rental	Rental housing operational costs now paid by the San Juan Capistrano Housing Authority.
	Prior Period Payment Tab Notes	
Page 1 - all	All Items	The Successor Agency received \$0 Redevelopment Property Tax Trust Fund (RPTTF) monies. Therefore approved enforceable obligations had to be paid for from available reserves. There was no other source of funding to make these payments.
Page 4, 9-17	Rental Subsidy Agreements	Rental subsidy payments for July 2012 through January 2013 were made during this period. The January 2013 rental subsidy payments were approved on ROPS III, however paid on December 21, 2012, in order for payments to be on time.
Page 4-18	Little Hollywood Rental Costs	Minor costs paid from rental income monies on deposit with LMIHF reserves. Rental income amounts on deposit with the Successor Agency were not transferred to the San Juan Capistrano Housing Authority (Housing Authority) until approved by the Department of Finance. These costs are now paid by the Housing Authority.
Page 4-30	Administrative Costs	Administrative costs, including the cost of Due Diligence Review obligations under AB 1484, were anticipated to be paid from RPTTF. However \$0 RPTTF was received and available reserves were required to be used to make payments. The Successor Agency had no other source of funding for these obligations.